

The Westfield Washington Township Board of Zoning Appeals met at 7:00 p.m. on Monday, July 17, 2006 at Westfield Town Hall. Members present included Patrick Miller, Brian Morales, and Craig Wood. Also present were Tom Higgins, Kevin Buchheit, and Attorney Brian Zaiger.

Wood moved to approve the June 19, 2006 minutes as presented.

Miller seconded, and the motion passed by voice vote.

Miller reviewed the Public Hearing Rules and Procedures.

### **CONTINUANCES**

Miller stated that 0607-VS-045, 0607-VS-046, 0607-VS-047, 0607-VS-048, and 0607-VS-049 were all continued items.

Higgins confirmed this continuance was based on the lack of public notification; petitioner did not get registered mailing out. He stated this item was continued to the August, 2006 BZA meeting.

Higgins read an email confirming the continuance request of 0607-SE-001 to the August, 2006 BZA meeting.

### **NEW BUSINESS**

**0607-VS-050** 16101 Little Eagle Creek Ave: Mr. and Mrs. Thomas Pielemeier:  
The Appellants are requesting a Variance of Standard from the Westfield Washington Ordinance WC 16.04.030 (B) (6) (b) (1) to allow for the construction of an accessory building within the side yard setback

**0607-VS-051** 16101 Little Eagle Creek Ave: Mr. and Mrs. Thomas Pielemeier:  
The Appellants are requesting a Variance of Standard from the Westfield Washington Ordinance WC 16.04.100 (3) (2) (ii) to allow for the construction of an accessory building to be constructed in the front yard.

**0607-VS-052** 16101 Little Eagle Creek Ave: Mr. and Mrs. Thomas Pielemeier:  
The Appellants are requesting a Variance of Standard from the Westfield Washington Ordinance WC 16.04.030 (B) (1) to allow for the construction of an accessory building (stable) within 200 feet of a property line.

Mr. Tom Pielemeier presented the details of the variance of standard requests and shared drawings of the structures and styles.

Wood asked how many stables.

Pielemeier responded three stalls and one room for tack and wellhead.

Wood asked how many horses.

Pielemeier responded two ponies from Ohio.

Wood asked if any expansion was planned.

Pielemeier responded no.

Miller asked if there would be any type of training,

Pielemeier responded no, just for private use.

Morales asked if Pielemeier had talked to the neighbor to the south.

Pielemeier responded the residence is very rural. He further stated that the neighbor across the street had no problem, the neighbor to the south has a 35-acre field, to the north the property is donated to town as nature preserve/park, the neighbor to the southwest has horses, and the neighbor to the north has horses.

Higgins stated staff has received no calls for or against.

Wood asked about waste disposal.

Pielemeier responded the desire to compost the waste and to avoid landfill.

A Public Hearing opened at 7:12 p.m.

No one spoke, and the Public Hearing closed at 7:13 p.m.

Miller moved to approve 0607-VS-050 as per plans filed, approve 0607-VS-051 with the following conditions:

1. Construction of the barn/stable permit will be of like materials: and
2. There will be no residential accommodations within the structure: and
3. There will be no commercial activities occurring within the barn (boarding of horses).
4. Maximum of three horses or like size animals.

And to further approve 0607-VS-052 with the following condition:

1. The existing parcel will not be subdivided.

Wood seconded, and the motion passed 3-0.

Miller moved to adopt staff's findings of fact on 0607-VS-050, 0607-VS-051 and 0605-VS-052.

Wood seconded, and the motion passed by voice vote.

The meeting adjourned at 7:20 p.m.

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Chairman

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Secretary